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Administration Building V. S. H., Waterbury, Vt.

Cost Proposal for

Waterbury Office Complex Feasibility Study

Waterbury, Vermont

December 6, 2011

Freeman French Freeman *with* Goody Clancy



6 December 2011

Ms. Deborah Damore
 Purchasing Agent/SOV
 Office of Purchasing & Contracting
 10 Baldwin St.
 Montpelier, VT 05633

Re: **Waterbury Office Complex - Feasibility Study**

Dear Ms. Damore:

Freeman French Freeman is pleased to present the attached Fee Structure and Price Schedule which divides the total fee of \$248,000 by approach. However, we must stress that our project approach and consequently our fee structure are based upon an integrated team approach in which information and ideas flow between the different explorations. The total fee is created with the assumption that all three studies occur simultaneously. Removing one or completing them individually will change the fee structure for each.

The fee is also based on an eight week schedule which will define an efficient process. The documents created and described as "schematic" will be judged by their legibility and clarity to a non-design person, i.e. do they effectively explain the options for a layperson. The cost estimates will be based upon square footage and type of construction. As noted in the RFP, the renderings will be limited to one per scheme.

The total Level of Effort assumed for each member of the team is as follows:

Freeman French Freeman – Architect of Record	\$50,000
Goody Clancy – Design, Master Planning, Architectural Historian	\$80,000
Rist Frost Shumway – MEP Engineers	\$40,000
Engineering Ventures – Civil and Structural Engineering	\$35,000
VHB – Flood Mitigation	\$15,000
SE Group – Landscape Design	\$ 5,000
Vermeulens – Cost Consultants	\$10,000
RJA – Code Consultants	\$7,000
Doug Kennedy Advisors – Market Analysis	\$6,000
Total Fee:	\$248,000

Upon interview and selection we will be happy to discuss the fee structure and details to further meet your requirements. Flexibility and reaching your goals is the focus of our team's efforts. If you find adjustments in scope and/or deliverables after reviewing proposals we will be open to discussing those.

Sincerely,



Jesse Beck, AIA, NCARB
 President
 Freeman French Freeman

STATE OF VERMONT
RFP – WATERBURY OFFICE COMPLEX – FEASIBILITY ANALYSIS
ISSUE DATE: NOVEMBER 10, 2011
FEE STRUCTURE AND PRICE SCHEDULE

UPDATED: November 22, 2011

Page 1 of 1

Based on the respondents understanding of the options identified under Phase II Section 2.1, b) of the RFP and in consideration of the required timeframe for completing the analysis, estimate the total cost associated with requirements of this RFP.

Return and Full Re-use:	\$87,000.00
Multi-use:	\$87,000.00
New Off Site Building (assume 1,200 employees and 250 gsf/person)	\$74,000.00
Hybrid:	Not required at this time
Total Cost: <u>\$248,000.00 (Two-hundred-forty-eight-thousand)</u>	

Additionally, submit the titles, hourly rates, and job descriptions for any and all team members that will be providing services as part of this RFP; include all applicable taxes, fees, overhead, and all other direct or indirect expenses. The attached **Price Schedule** must be completed and submitted as part of the response for the proposal to be considered valid.

FIRM NAMES	Team Member(s)	HOURLY RATE
Lead Firm: Freeman French Freeman	Designer	\$65
	Job Captain	\$75
	Interiors	\$85
	Project Architect	\$90
	Project Manager	\$100
	Design Principal	\$115
	Principal	\$130
Sub-Consultant: Goody Clancy	Principal – Senior Associate/ Associate	\$180
	Associate – Senior Associate/Associate	\$121–179
	Manager – Senior Project Manager/Designer/Planner/ Technical	\$131–156
	Professional III – Architect (Proj. Manager)/Planner/ Urban Designer/ Preservationist	\$110–135
	Professional II – Architect (Designer/Detailer)/Planner (6–8 years)	\$105–125
	Professional I – Architect/ Detailer/Planner/ Preservationist (3–5 years)	\$100–121

	Intern III – Unlicensed graduate with less than three years experience	\$78–105
	Intern II – Unlicensed graduate with one or two years experience	\$62–84
	Intern I – Unlicensed, new or about to graduate	\$59–62
Sub-Consultant: Engineering Ventures, PC	David Boehm, PE, Principal	\$150
	Robert Neeld, PE, President	\$140
	Peter Gibbs, PE, Vice President	\$135
	Kevin Worden, PE, Vice President	\$130
	Russell Miller-Johnson, PE, Senior Engineer	\$130
Sub-Consultant: Vanasse Hangen Brustlin Inc. (VHB)	Principal Level 1–3	\$225–\$300
	Technical/Professional Level 1–19	\$35–\$215
	Technical/Support 1–5	\$35–\$75
Sub-Consultant: Rist-Frost-Shumway Engineering, P.C.	Technical Assistant	\$63
	Junior Designer	\$63–\$78
	Designer	\$86–\$110
	Senior Designer	\$118–\$126
	Supervising Designer	\$135
	Design Professional	\$80–\$126
	Senior Design Professional	\$140–\$170
	Supervising Design Professional	\$185–200
	Principal	\$210
Sub-Consultant: SE Group	Mark Kane, Director of Community Planning and Design	\$150
	Mark Hamelin, Senior Landscape Architect	\$150
	Michael Willard, Senior Associate Landscape Architect	\$120
	Adam Portz, Associate Landscape Architect	\$95
	Mitch Lefevre, Staff Landscape Architect	\$75
Sub-Consultant: Rolf Jensen & Associates, Inc. (RJA)	Jeremy Mason, PE, Senior Consultant/RJA Project Manager	\$175
	Chris Lynch, PE, Senior Consultant	\$150

Sub-Consultant: Vermeulens Cost Consultants	James Vermeulen, Co-CEO	\$240
	Richard Vermeulen, Co-CEO	\$240
	Craig Chiarelli, Director of Estimating	\$195
	Gavin English, Associate	\$195
	Riv Manning, Senior Cost Consultant / Architectural+Structural	\$165
	Anthony Lizzi, Senior Cost Consultant / Mechanical+Electrical	\$165
	Melissa Chabot, Senior Cost Consultant / Mechanical+Electrical	\$165
	Blair Tennant, Senior Cost Consultant / Mechanical+Electrical	\$165
	Shelley Brooks, Senior Cost Consultant / Architectural+Structural	\$165
	Laurie Finlay, Senior Cost Consultant / Architectural+Structural	\$135
	Lee-Anne Leslie, Cost Consultant / Interiors	\$105
	Barb Tarrington, Cost Consultant	\$90
Sub-Consultant: Doug Kennedy Advisors	Doug Kennedy	\$125

Date: December 5, 2011

Name of Firm: Freeman French Freeman

Signature of Firm: 

All returned quotes and related documents must be identified with our request for quote number.



CERTIFICATE OF LIABILITY INSURANCE

OP ID: LL

DATE (MM/DD/YYYY)

05/05/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Poole Professional Ltd.-TM 107 Audubon Rd. #2, Ste. 305 Wakefield, MA 01880 Thomas M. Mullard		800-371-1063	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: FREEM-1	FAX (A/C, No):
INSURED Freeman French Freeman, Inc. 81 Maple Street, P.O. Box 306 Burlington, VT 05402		INSURER(S) AFFORDING COVERAGE INSURER A: XL Specialty Insurance Co. NAIC # 37885 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Prof. Liability			DPR9693729	04/23/11	04/23/12	Per Claim 2,000,000 Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
For professional liability coverage, the aggregate limit is the total insurance available for all covered claims presented within the policy period. The limit will be reduced by payments of indemnity and expense.

CERTIFICATE HOLDER**CANCELLATION**

PROPO-0 For Proposal Use Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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